

Single Family Design Guidelines Update Neighborhood Preservation Ordinance Update

Steering Committee

Meeting #15 Notes November 19, 2004

Steering Committee members: Chair Dianne Channing, Vice Chair Brian Barnwell, Bruce Bartlett, Joe Guzzardi, Bill Mahan, Helene Schneider, Richard Six.

Staff: Jaime Limón (Supervising Planner), Heather Baker (Project Planner), Jason Smart (Intern).

I. Welcome and Introductions

II. Public Comment for Items Not on the Agenda

None.

III. Administrative Items

IV. Form-Based Zoning: Issue Paper H

Meeting attendees watched a CD-ROM slide show, titled “Form-Based Zoning,” a presentation published by the American Planning Association. The slide show was followed by Steering Committee discussion. The Steering Committee made the following comments regarding form-based zoning:

- Form-based zoning is an exciting concept and the CD-ROM was inspiring. The planning commission may be interested in seeing the CD-ROM slide show.
- Form-based zoning appears more appropriate for multi-family housing than single-family housing because single-family projects vary greatly.
- Because of form variety, Staff may need substantial professional help in order to define the form types appropriate to exempt from ABR review.
- Although implementing form-based zoning may be too large of a task, the message to take from form-based zoning is that graphics to guide people are good – the more graphics, the better. Graphics would provide applicants with a clearer idea of the architectural forms the ABR supports. This could efficiently guide layperson applicants through the design process and avoid multiple review hearings for a project.
- Requested Staff obtain form-based zoning documents that apply to single-family development of other jurisdictions such as Iowa City for an example of how to potentially structure graphics.
- A design charrette could invite students to illustrate guidelines. Holding a charrette prior to implementing the guidelines would help to determine how guidelines would be interpreted and applied by architects.

V. Good Neighbor Policies: Issue Paper G Continued Discussion

Staff presentation of the “Private Views” portion of Issue Paper G was followed by public comment and Steering Committee discussion. Public comment included:

Laura Allbritton: Riviera resident. Strongly supports protection of private views. Private views contribute immeasurably to the enjoyment of property of people who have views and add to the financial value of homes. Views contribute to the vitality and uniqueness of the City. Supports making story poles mandatory because they help laypersons visualize projects, are not substantially expensive, and can alleviate neighbors' concerns. The burden of preventing adverse view impacts should be on applicants rather than on established property owners.

Dolores White: Riviera resident. It is the City's responsibility to prevent view blockage. Successful view protection ordinances in places such as Palos Verdes and the Bay Area should be studied.

The Steering Committee made the following comments regarding private view issues:

- View blockage needs to be quantified and specifically defined rather than arbitrary.
- Views are difficult to codify due to subjectivity.
- Private view regulation may lead to lawsuits.
- If project appeals increase due to private view regulation, the City Council would be forced to make decisions on view issues despite Council members' potential lack of expertise on such issues.

The Steering Committee tentatively supported the following Good Neighbor Guidelines intent language:

It is the intent of these guidelines to advance sound planning in building homes and additions with scrutiny of neighborhood compatibility, views and privacy. While it is not the intent to create a right to view or a right to privacy, a compromise that advances these goals is highly desirable.

The Steering Committee will further review Private View Guideline language at a future meeting and will also review the Steering Committee's recommendations on the Good Neighbor Policies.

VI. Review Upcoming Schedule

VII. Adjourn